HOUSING MARKET INFORMATION

HOUSING NOW

Greater Toronto Area

Canada Mortgage and Housing Corporation

Date Released: August 2009

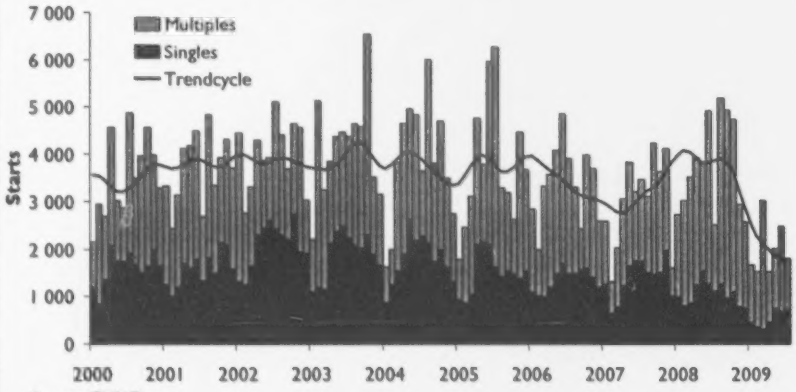
New Home Market

Low Rise Housing Starts Make Gains

July housing starts in the Greater Toronto Area (GTA) remained below levels attained last year, with 1,799 units started last month compared to 2,513 in July 2008. Although down from the previous month, apartment starts were actually higher in comparison to the same month a year ago. This anomaly can be explained by a significant degree of volatility in the apartment segment at this time last year and doesn't reflect the current downward trend. All low-rise housing types made gains in July on the strength of recent sales activity. Semi-detached housing construction has performed remarkably well this year given the challenging economic climate – year-to-date starts are down just 11 per cent, compared to 45 per cent for all other housing types.

Figure 1

Greater Toronto Area Housing Starts



Source: CMHC

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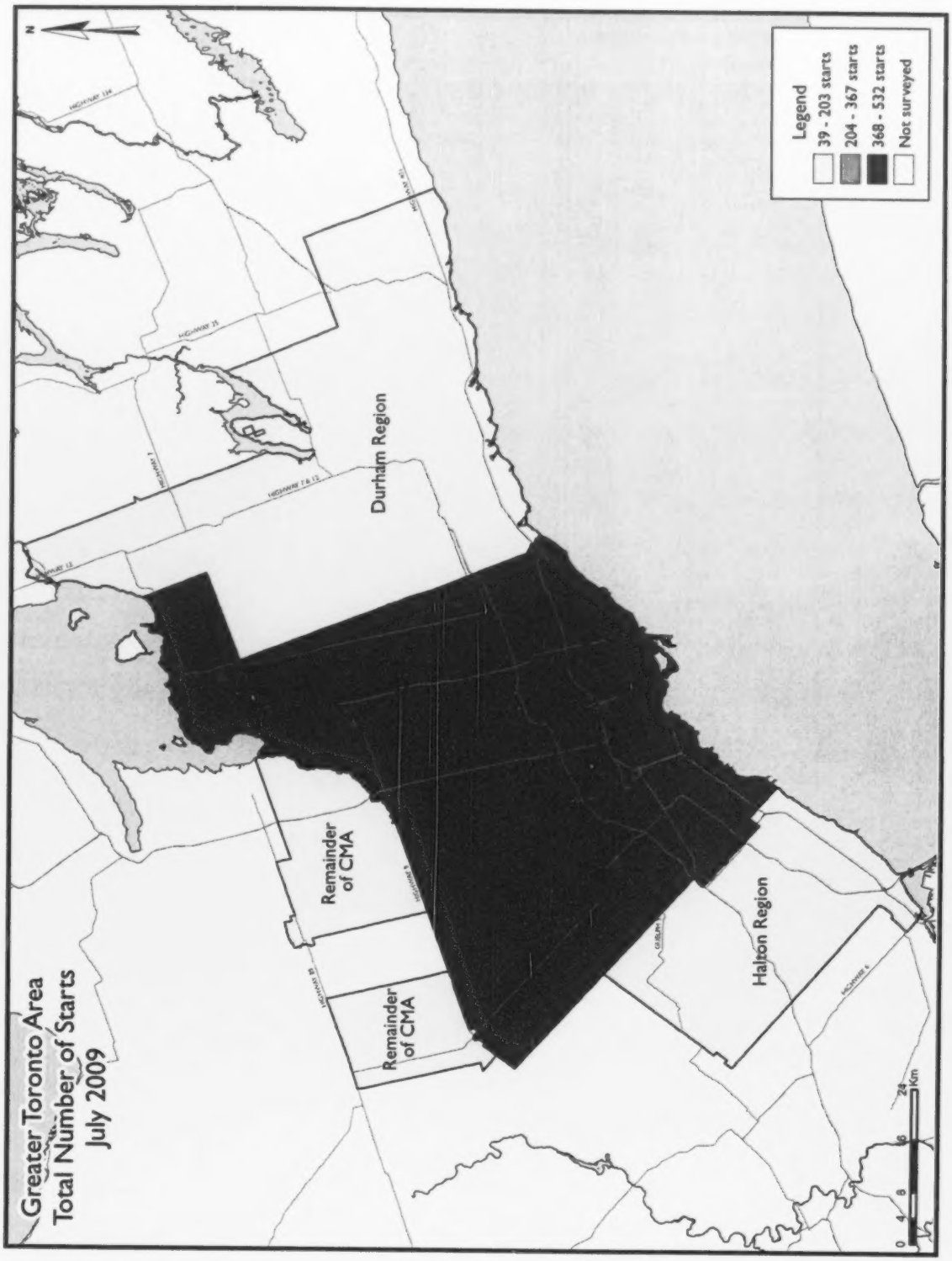
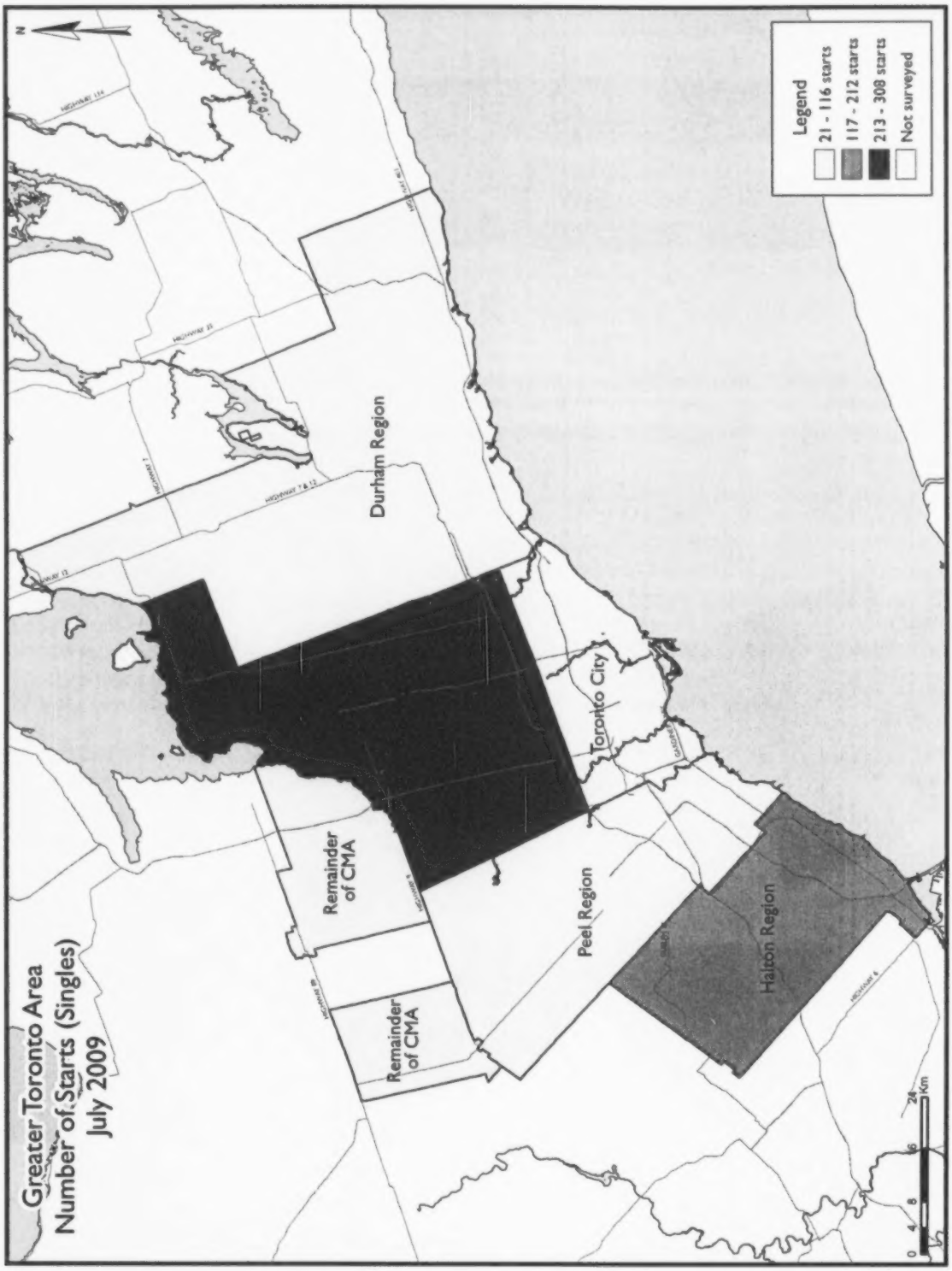
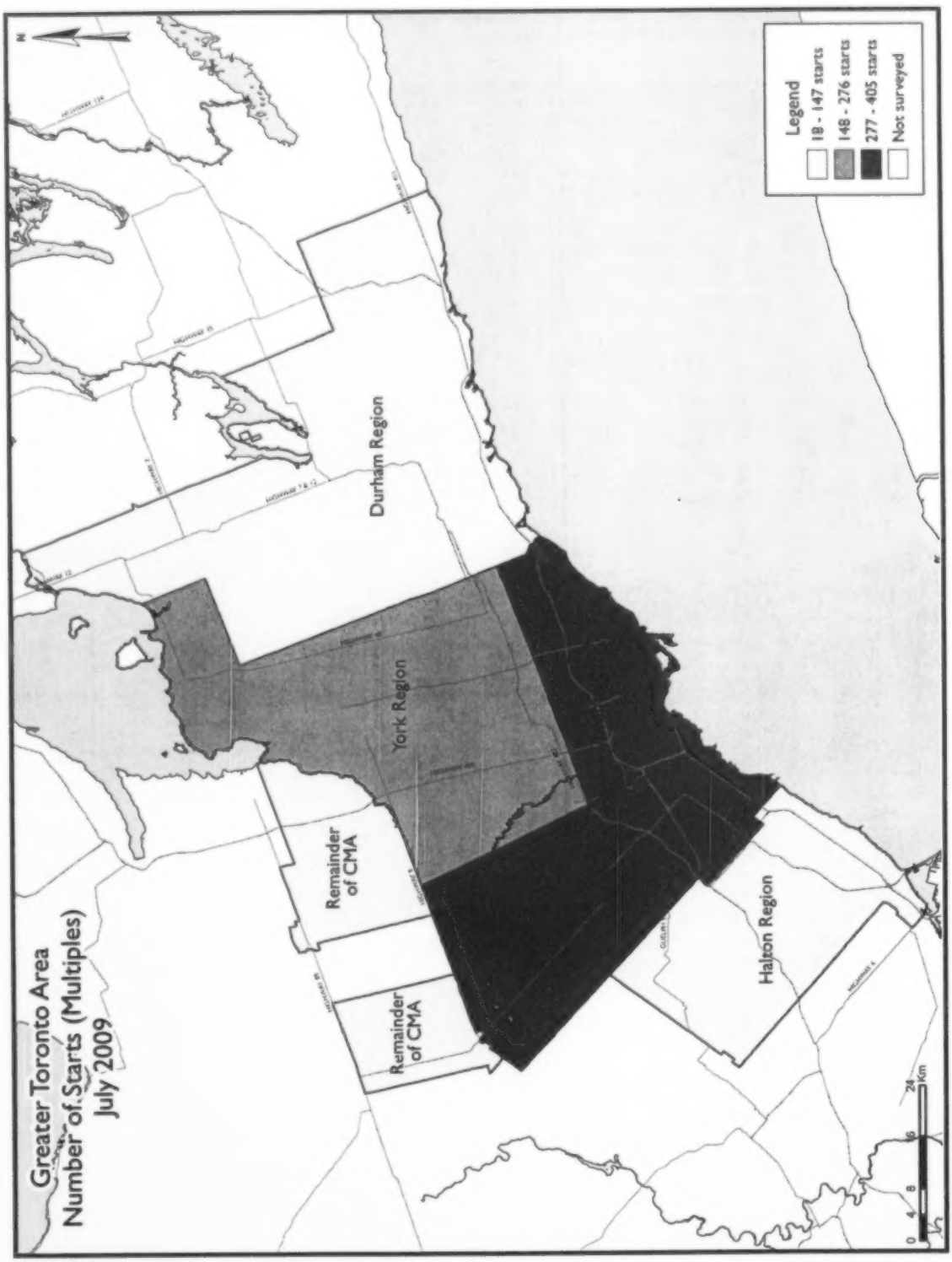
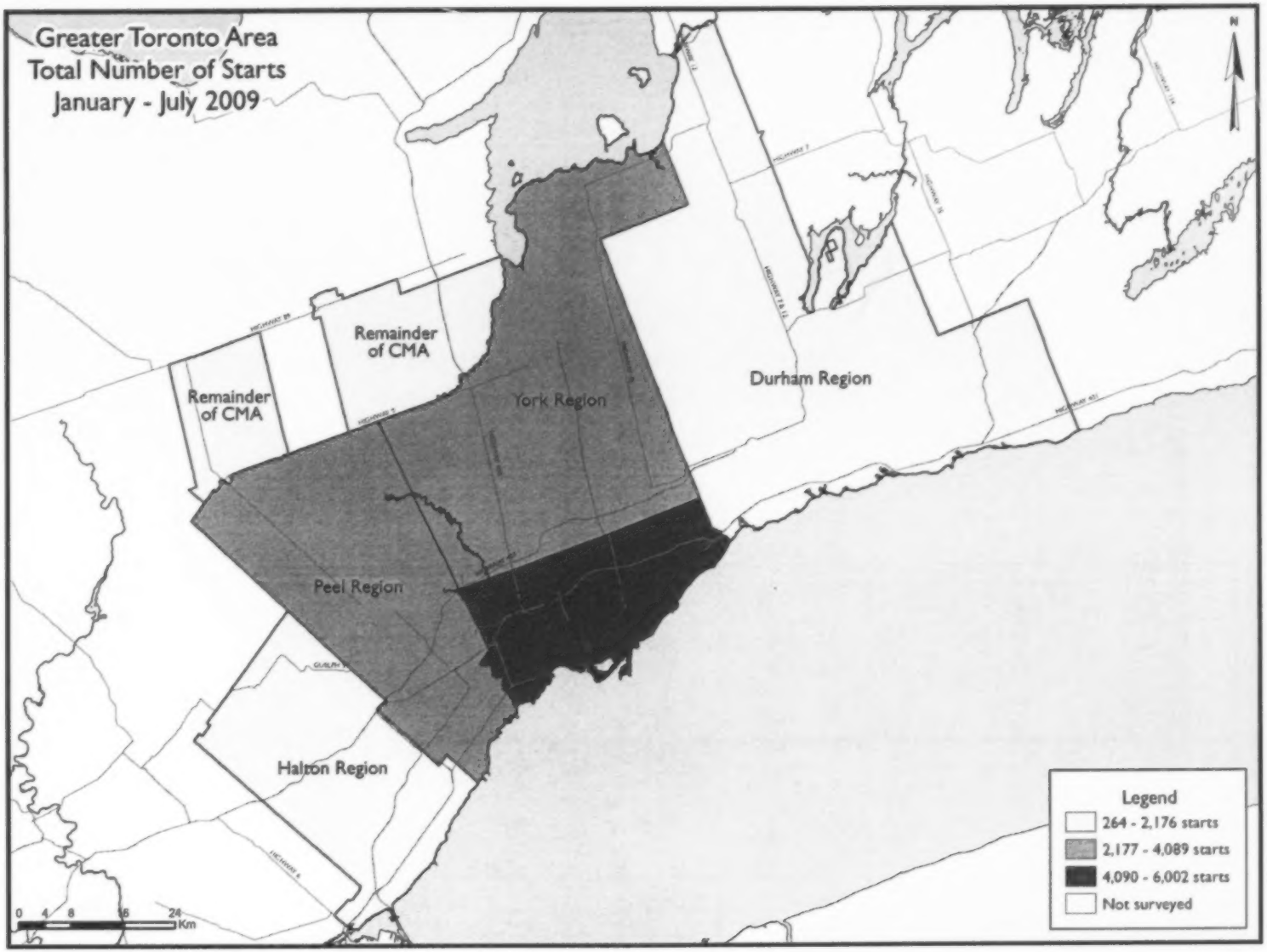
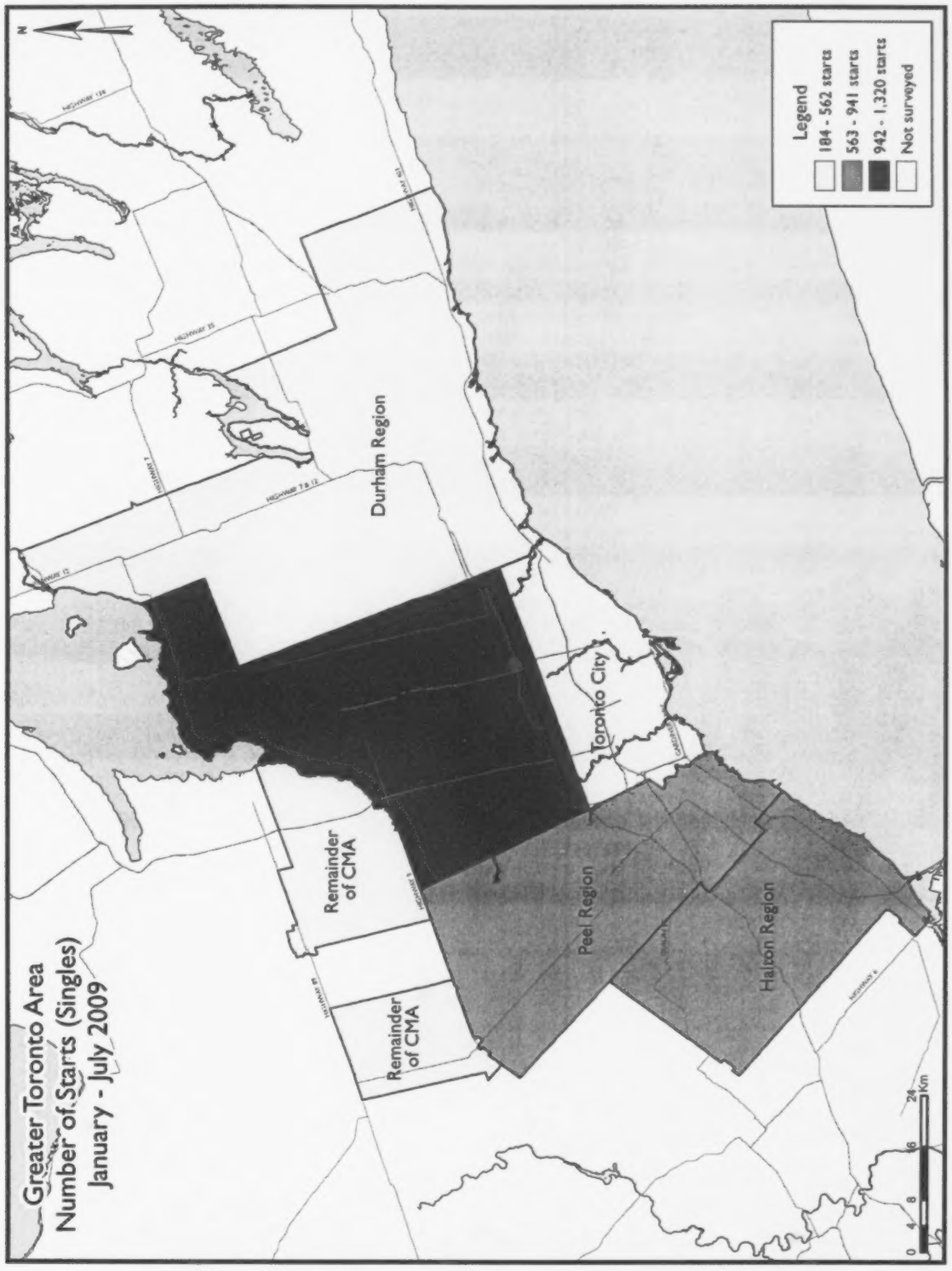
On the high-rise side, many condominium apartment projects in the City of Toronto faced construction delays as a result of civic labour disruptions, weighing heavily on the number of high-rise starts last month. The weather may also have been a contributing factor to the slowing level of starts — this past July was the wettest on record. Nonetheless, the outlook for high-rise construction during the rest of this year remains upbeat as strong homeownership demand and a fleeting supply of new resale listings are creating a spill-over of buyers into the new market. This should help the sizeable backlog of condominium projects nearing the construction stage to begin building in the near future.

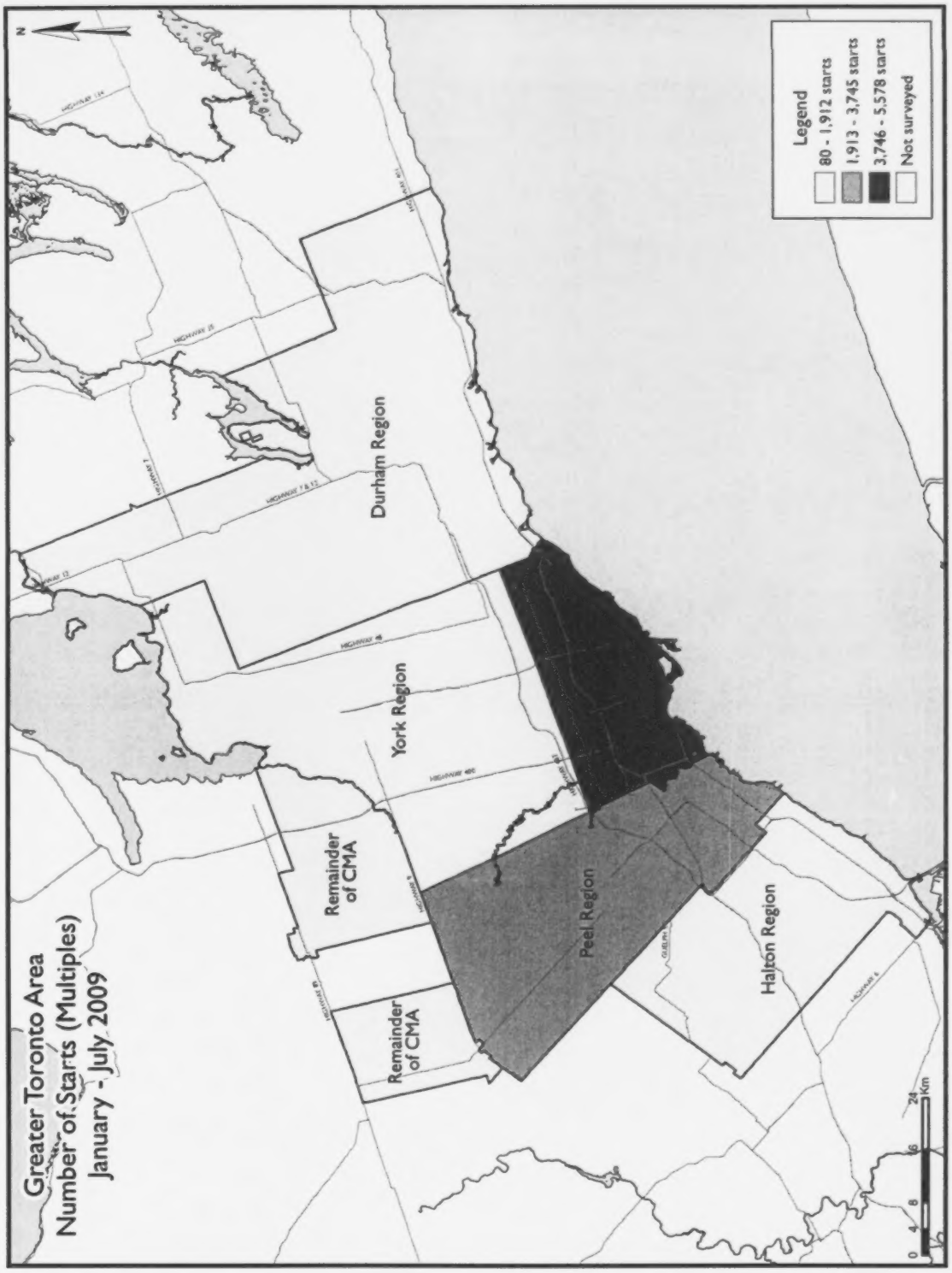

Greater Toronto Area
Total Number of Starts
July 2009
Legend
39 - 203 starts
204 - 367 starts
368 - 532 starts
Not surveyed
Durham Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0
4
8
16
24
Km


Greater Toronto Area
Number of Starts (Singles)
July 2009
Legend
21 - 116 starts
117 - 212 starts
213 - 308 starts
Not surveyed
N
Durham Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0
4
8
16
24
Km


Greater Toronto Area
Number of Starts (Multiples)
July 2009
Legend
18 - 147 starts
148 - 276 starts
277 - 405 starts
Not surveyed
Durham Region
York Region
Remainder of CMA
Remainder of CMA
Halton Region
0
4
8
16
24
Km


Greater Toronto Area
Total Number of Starts
January - July 2009
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Halton Region
0 4 8 16 24
Km
Legend
264 - 2,176 starts
2,177 - 4,089 starts
4,090 - 6,002 starts
Not surveyed


Greater Toronto Area
Number of Starts (Singles)
January - July 2009
Legend
184 - 562 starts
563 - 941 starts
942 - 1,320 starts
Not surveyed
Durham Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0
4
8
16
24
Km


Greater Toronto Area
Number of Starts (Multiples)
January - July 2009
Legend
80 - 1,912 starts
1,913 - 3,745 starts
3,746 - 5,578 starts
Not surveyed
N
Durham Region
York Region
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0 4 8 16 24 Km

ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby
Remainder of CMA	Bradford / West Gwliimbury, Town of Mono, New Techumseth, Orangeville

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
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1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Toronto CMA
July 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2009	681	202	188	5	38	315	0	300	1,729
July 2008	950	266	106	18	327	492	0	4	2,163
% Change	-28.3	-24.1	77.4	-72.2	-88.4	-36.0	n/a	**	-20.1
Year-to-date 2009	3,524	1,142	1,005	35	443	6,653	0	470	13,272
Year-to-date 2008	6,926	1,256	1,801	34	930	10,692	20	1,133	22,792
% Change	-49.1	-9.1	-44.2	2.9	-52.4	-37.8	-100.0	-58.5	-41.8
UNDER CONSTRUCTION									
July 2009	5,275	1,554	2,102	71	1,250	34,063	0	1,854	46,169
July 2008	9,454	1,662	3,046	43	1,144	29,298	20	2,413	47,080
% Change	-44.2	-6.5	-31.0	65.1	9.3	16.3	-100.0	-23.2	-1.9
COMPLETIONS									
July 2009	729	274	162	14	6	312	0	3	1,500
July 2008	1,117	282	365	7	128	526	0	36	2,461
% Change	-34.7	-2.8	-55.6	100.0	-95.3	-40.7	n/a	-91.7	-39.0
Year-to-date 2009	5,505	1,424	1,337	45	675	8,538	16	273	17,813
Year-to-date 2008	7,389	1,244	2,038	13	588	8,201	0	1,068	20,541
% Change	-25.5	14.5	-34.4	**	14.8	4.1	n/a	-74.4	-13.3
COMPLETED & NOT ABSORBED									
July 2009	549	70	142	6	31	269	26	60	1,153
July 2008	470	49	76	0	34	210	13	548	1,400
% Change	16.8	42.9	86.8	n/a	-8.8	28.1	100.0	-89.1	-17.6
ABSORBED									
July 2009	718	271	140	17	8	307	0	0	1,461
July 2008	1,164	284	384	7	115	521	0	9	2,484
% Change	-38.3	-4.6	-63.5	142.9	-93.0	-41.1	n/a	-100.0	-41.2
Year-to-date 2009	5,571	1,409	1,279	39	665	8,562	6	160	17,691
Year-to-date 2008	7,327	1,250	2,144	13	579	8,186	1	697	20,197
% Change	-24.0	12.7	-40.3	200.0	14.9	4.6	**	-77.0	-12.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Oshawa CMA
July 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2009	62	0	0	0	6	0	3	0	71
July 2008	144	0	40	0	8	0	0	0	192
% Change	-56.9	n/a	-100.0	n/a	-25.0	n/a	n/a	n/a	-63.0
Year-to-date 2009	327	0	14	0	25	0	3	0	369
Year-to-date 2008	942	2	144	0	138	0	0	27	1,253
% Change	-65.3	-100.0	-90.3	n/a	-81.9	n/a	n/a	-100.0	-70.6
UNDER CONSTRUCTION									
July 2009	596	0	62	0	118	24	3	0	803
July 2008	1,174	6	227	0	191	131	0	33	1,762
% Change	-49.2	-100.0	-72.7	n/a	-38.2	-81.7	n/a	-100.0	-54.4
COMPLETIONS									
July 2009	116	0	4	0	0	0	0	0	120
July 2008	204	0	23	0	32	0	0	0	259
% Change	-43.1	n/a	-82.6	n/a	-100.0	n/a	n/a	n/a	-53.7
Year-to-date 2009	690	2	160	0	57	131	0	3	1,043
Year-to-date 2008	1,005	4	102	0	128	108	0	0	1,347
% Change	-31.3	-50.0	56.9	n/a	-55.5	21.3	n/a	n/a	-22.6
COMPLETED & NOT ABSORBED									
July 2009	23	0	19	0	23	100	0	0	165
July 2008	36	0	15	0	30	143	0	0	224
% Change	-36.1	n/a	26.7	n/a	-23.3	-30.1	n/a	n/a	-26.3
ABSORBED									
July 2009	129	0	19	0	7	0	0	0	155
July 2008	211	0	20	0	28	0	0	0	259
% Change	-38.9	n/a	-5.0	n/a	-75.0	n/a	n/a	n/a	-40.2
Year-to-date 2009	716	2	172	0	76	85	0	3	1,054
Year-to-date 2008	1,011	7	103	0	115	50	0	0	1,286
% Change	-29.2	-71.4	67.0	n/a	-33.9	70.0	n/a	n/a	-18.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1c: Housing Activity Summary of Greater Toronto Area
July 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2009	735	200	208	0	38	315	3	300	1,799
July 2008	1,096	278	174	18	339	604	0	4	2,513
% Change	-32.9	-28.1	19.5	-100.0	-88.8	-47.8	n/a	**	-28.4
Year-to-date 2009	3,753	1,164	995	0	495	6,743	3	834	13,987
Year-to-date 2008	7,851	1,302	1,991	34	1,152	10,946	20	1,156	24,452
% Change	-52.2	-10.6	-50.0	-100.0	-57.0	-38.4	-85.0	-27.9	-42.8
UNDER CONSTRUCTION									
July 2009	5,790	1,578	2,118	41	1,465	34,593	3	2,118	47,706
July 2008	10,786	1,706	3,330	38	1,412	29,782	20	2,442	49,516
% Change	-46.3	-7.5	-36.4	7.9	3.8	16.2	-85.0	-13.3	-3.7
COMPLETIONS									
July 2009	854	276	166	3	6	312	0	3	1,620
July 2008	1,302	282	418	5	168	526	0	36	2,737
% Change	-34.4	-2.1	-60.3	-40.0	-96.4	-40.7	n/a	-91.7	-40.8
Year-to-date 2009	6,302	1,430	1,514	31	851	8,669	16	276	19,089
Year-to-date 2008	8,339	1,298	2,230	9	822	8,277	0	1,068	22,043
% Change	-24.4	10.2	-32.1	**	3.5	4.7	n/a	-74.2	-13.4
COMPLETED & NOT ABSORBED									
July 2009	572	78	167	6	60	369	26	60	1,338
July 2008	508	49	93	0	69	353	13	548	1,633
% Change	12.6	59.2	79.6	n/a	-13.0	4.5	100.0	-89.1	-18.1
ABSORBED									
July 2009	853	275	159	6	15	307	0	0	1,615
July 2008	1,352	284	435	5	155	521	0	9	2,761
% Change	-36.9	-3.2	-63.4	20.0	-90.3	-41.1	n/a	-100.0	-41.5
Year-to-date 2009	6,361	1,423	1,472	25	855	8,647	6	163	18,952
Year-to-date 2008	8,259	1,307	2,337	9	805	8,228	1	737	21,683
% Change	-23.0	8.9	-37.0	177.8	6.2	5.1	**	-77.9	-12.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
July 2009	99	28	50	0	0	0	0	300	477
July 2008	90	6	36	0	23	220	0	0	375
York Region									
July 2009	308	60	35	0	24	105	0	0	532
July 2008	489	142	27	0	7	0	0	4	669
Peel Region									
July 2009	110	88	99	0	8	210	0	0	515
July 2008	168	68	43	18	215	272	0	0	784
Halton Region									
July 2009	122	12	20	0	0	0	0	0	154
July 2008	121	50	28	0	86	112	0	0	397
Durham Region									
July 2009	96	12	4	0	6	0	3	0	121
July 2008	228	12	40	0	8	0	0	0	288
Toronto CMA									
July 2009	681	202	188	5	38	315	0	300	1,729
July 2008	950	266	106	18	327	492	0	4	2,163
Oshawa CMA									
July 2009	62	0	0	0	6	0	3	0	71
July 2008	144	0	40	0	8	0	0	0	192
Greater Toronto Area									
July 2009	735	200	208	0	38	315	3	300	1,799
July 2008	1,096	278	174	18	339	604	0	4	2,513

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
July 2009	1,023	230	626	0	44	25,671	0	1,294	28,888
July 2008	1,166	280	1,223	0	150	23,652	0	1,885	28,356
York Region									
July 2009	1,528	336	762	2	119	3,296	0	130	6,173
July 2008	3,019	440	650	1	237	1,788	0	74	6,209
Peel Region									
July 2009	1,312	734	282	38	842	4,649	0	430	8,287
July 2008	2,745	516	487	35	373	3,444	20	450	8,070
Halton Region									
July 2009	1,029	230	274	0	336	953	0	264	3,086
July 2008	2,038	344	437	2	422	718	0	0	3,961
Durham Region									
July 2009	898	48	174	1	124	24	3	0	1,272
July 2008	1,818	126	533	0	230	180	0	33	2,920
Toronto CMA									
July 2009	5,275	1,554	2,102	71	1,250	34,063	0	1,854	46,169
July 2008	9,454	1,662	3,046	43	1,144	29,298	20	2,413	47,080
Oshawa CMA									
July 2009	596	0	62	0	118	24	3	0	803
July 2008	1,174	6	227	0	191	131	0	33	1,762
Greater Toronto Area									
July 2009	5,790	1,578	2,118	41	1,465	34,593	3	2,118	47,706
July 2008	10,786	1,706	3,330	38	1,412	29,782	20	2,442	49,516

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
July 2009	132	50	52	0	6	207	0	0	447
July 2008	78	42	69	0	8	526	0	27	750
York Region									
July 2009	241	46	37	0	0	0	0	0	324
July 2008	446	102	177	0	37	0	0	9	771
Peel Region									
July 2009	162	164	42	3	0	105	0	3	479
July 2008	291	122	75	0	16	0	0	0	504
Halton Region									
July 2009	127	16	0	0	0	0	0	0	143
July 2008	199	6	38	0	75	0	0	0	318
Durham Region									
July 2009	192	0	35	0	0	0	0	0	227
July 2008	288	10	59	5	32	0	0	0	394
Toronto CMA									
July 2009	729	274	162	14	6	312	0	3	1,500
July 2008	1,117	282	365	7	128	526	0	36	2,461
Oshawa CMA									
July 2009	116	0	4	0	0	0	0	0	120
July 2008	204	0	23	0	32	0	0	0	259
Greater Toronto Area									
July 2009	854	276	166	3	6	312	0	3	1,620
July 2008	1,302	282	418	5	168	526	0	36	2,737

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
July 2009	101	19	85	0	9	129	11	33	387
July 2008	115	24	16	0	2	134	13	433	737
York Region									
July 2009	14	2	20	0	18	125	0	0	179
July 2008	21	0	25	0	12	76	0	0	134
Peel Region									
July 2009	383	43	19	6	1	7	15	27	501
July 2008	290	24	1	0	15	0	0	115	445
Halton Region									
July 2009	39	14	9	0	9	8	0	0	79
July 2008	42	1	11	0	10	0	0	0	64
Durham Region									
July 2009	35	0	34	0	23	100	0	0	192
July 2008	40	0	40	0	30	143	0	0	253
Toronto CMA									
July 2009	549	70	142	6	31	269	26	60	1,153
July 2008	470	49	76	0	34	210	13	548	1,400
Oshawa CMA									
July 2009	23	0	19	0	23	100	0	0	165
July 2008	36	0	15	0	30	143	0	0	224
Greater Toronto Area									
July 2009	572	78	167	6	60	369	26	60	1,338
July 2008	508	49	93	0	69	353	13	548	1,633

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Toronto City									
July 2009	121	47	40	0	6	209	0	0	423
July 2008	87	30	69	0	6	521	0	0	713
York Region									
July 2009	239	46	37	0	2	0	0	0	324
July 2008	461	106	172	0	32	0	0	9	780
Peel Region									
July 2009	167	162	32	6	0	98	0	0	465
July 2008	304	131	96	0	13	0	0	0	544
Halton Region									
July 2009	128	20	1	0	0	0	0	0	149
July 2008	209	7	41	0	76	0	0	0	333
Durham Region									
July 2009	198	0	49	0	7	0	0	0	254
July 2008	291	10	57	5	28	0	0	0	391
Toronto CMA									
July 2009	718	271	140	17	8	307	0	0	1,461
July 2008	1,164	284	384	7	115	521	0	9	2,484
Oshawa CMA									
July 2009	129	0	19	0	7	0	0	0	155
July 2008	211	0	20	0	28	0	0	0	259
Greater Toronto Area									
July 2009	853	275	159	6	15	307	0	0	1,615
July 2008	1,352	284	435	5	155	521	0	9	2,761

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Toronto CMA 1999 - 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212
% Change	-23.8	-16.6	-37.0	146.4	48.1	136.7	**	154.3	26.8
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080
% Change	-10.6	-16.2	-17.7	-5.9	-19.4	-7.2	-93.3	1.4	-10.9
2005	15,746	3,333	4,690	51	1,751	14,376	119	1,530	41,596
% Change	-17.0	-5.2	7.5	-47.4	18.7	15.5	133.3	28.9	-1.2
2004	18,979	3,514	4,362	97	1,475	12,450	51	1,187	42,115
% Change	-3.1	-26.5	-1.4	136.6	29.3	-6.3	-67.3	-35.0	-7.4
2003	19,585	4,782	4,422	41	1,141	13,291	156	1,825	45,475
% Change	-11.2	-8.1	4.4	-35.9	-29.4	46.4	-49.2	51.6	3.8
2002	22,049	5,206	4,235	64	1,616	9,081	307	1,204	43,805
% Change	31.3	-6.7	27.7	28.0	8.2	-28.7	56.6	58.4	6.8
2001	16,793	5,582	3,317	50	1,494	12,738	196	760	41,017
% Change	-1.6	0.3	-27.8	-2.0	5.1	27.6	36.1	**	5.2
2000	17,068	5,564	4,595	51	1,422	9,981	144	133	38,982
% Change	10.0	13.0	26.4	**	-31.4	20.7	125.0	-66.0	11.7
1999	15,519	4,923	3,635	13	2,074	8,270	64	391	34,904

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Oshawa CMA 1999 - 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2008	1,500	4	255	0	177	24	0	27	1,987
% Change	-14.1	-71.4	38.6	n/a	6.0	-81.7	n/a	-81.5	-16.8
2007	1,747	14	184	0	167	131	0	146	2,389
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2
2006	2,108	18	259	0	123	486	1	0	2,995
% Change	-8.4	80.0	5.3	n/a	**	54.8	-97.3	-100.0	2.1
2005	2,301	10	246	0	22	314	37	4	2,934
% Change	-2.3	-85.3	-49.9	n/a	-21.4	49.5	n/a	n/a	-6.9
2004	2,356	68	491	0	28	210	0	0	3,153
% Change	-23.4	-60.5	-10.6	n/a	n/a	191.7	n/a	-100.0	-19.3
2003	3,074	172	549	0	0	72	0	40	3,907
% Change	4.0	83.0	86.1	n/a	-100.0	-20.0	-100.0	n/a	11.9
2002	2,955	94	295	0	40	90	16	0	3,490
% Change	45.0	34.3	-31.6	n/a	n/a	n/a	-27.3	n/a	36.3
2001	2,038	70	431	0	0	0	22	0	2,561
% Change	-5.3	-18.6	5.4	n/a	-100.0	n/a	n/a	-100.0	-10.9
2000	2,152	86	409	0	99	0	0	128	2,874
% Change	0.1	**	123.5	n/a	15.1	n/a	-100.0	n/a	16.7
1999	2,150	6	183	0	86	0	38	0	2,463

Source: CMHC (Starts and Completions Survey)

Table 1.2c: History of Housing Starts in the Greater Toronto Area 1999 - 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702
% Change	-24.0	-15.7	-35.2	**	39.0	134.9	**	111.0	23.4
2007	16,621	2,890	4,674	18	1,605	9,615	4	803	36,230
% Change	2.1	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.8
2006	16,277	2,894	4,288	12	1,673	13,824	17	1,626	40,611
% Change	-11.5	-14.5	-15.2	-65.7	-16.0	-6.6	-90.0	-3.9	-10.8
2005	18,400	3,385	5,059	35	1,992	14,800	170	1,692	45,533
% Change	-14.7	-7.4	-0.3	-12.5	23.9	13.5	120.8	27.9	-1.9
2004	21,570	3,656	5,074	40	1,608	13,041	77	1,323	46,393
% Change	-5.3	-27.1	-3.5	**	14.0	-3.3	-50.6	-29.1	-7.6
2003	22,770	5,016	5,259	1	1,411	13,482	156	1,865	50,207
% Change	-9.9	-6.1	7.1	-96.3	-28.4	47.1	-52.1	54.9	4.0
2002	25,277	5,342	4,911	27	1,970	9,168	326	1,204	48,274
% Change	32.2	-6.6	26.3	17.4	18.7	-30.2	48.2	58.4	8.2
2001	19,120	5,722	3,889	23	1,659	13,141	220	760	44,620
% Change	-1.6	-0.2	-24.5	109.1	-0.3	30.0	52.8	191.2	4.9
2000	19,434	5,736	5,150	11	1,664	10,108	144	261	42,532
% Change	10.7	13.8	30.7	n/a	-29.2	10.8	34.6	-33.2	10.4
1999	17,563	5,039	3,940	0	2,349	9,119	107	391	38,523

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
July 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008	% Change
Toronto City	99	90	28	6	50	57	300	222	477	375	27.2
Toronto	11	15	2	2	20	43	300	222	333	282	18.1
East York	9	4	0	0	0	0	0	0	9	4	125.0
Etobicoke	13	22	0	2	0	0	0	0	13	24	-45.8
North York	53	37	22	0	26	14	0	0	101	51	98.0
Scarborough	13	10	4	0	4	0	0	0	21	10	110.0
York	0	2	0	2	0	0	0	0	0	4	-100.0
York Region	308	489	60	142	59	34	105	4	532	669	-20.5
Aurora	17	46	4	0	0	0	0	0	21	46	-54.3
East Gwillimbury	1	2	2	0	0	0	0	0	3	2	50.0
Georgina Township	13	11	0	0	7	0	0	0	20	11	81.8
King Township	2	0	0	0	0	0	0	0	2	0	n/a
Markham	65	185	44	46	24	21	0	4	133	256	-48.0
Newmarket	51	55	0	18	0	0	0	0	51	73	-30.1
Richmond Hill	25	19	0	14	12	8	0	0	37	41	-9.8
Vaughan	85	128	10	60	4	5	105	0	204	193	5.7
Whitchurch-Stouffville	49	43	0	4	12	0	0	0	61	47	29.8
Peel Region	110	186	88	68	107	258	210	272	515	784	-34.3
Brampton	82	116	4	62	30	40	0	0	116	218	-46.8
Caledon	4	13	0	2	0	0	0	72	4	87	-95.4
Mississauga	24	57	84	4	77	218	210	200	395	479	-17.5
Halton Region	122	121	12	50	20	114	0	112	154	397	-61.2
Burlington	8	35	10	12	20	32	0	112	38	191	-80.1
Halton Hills	3	6	0	0	0	0	0	0	3	6	-50.0
Milton	93	49	2	38	0	82	0	0	95	169	-43.8
Oakville	18	31	0	0	0	0	0	0	18	31	-41.9
Durham Region	96	228	12	12	13	48	0	0	121	288	-58.0
Ajax	30	33	12	12	4	0	0	0	46	45	2.2
Brock	0	4	0	0	0	0	0	0	0	4	-100.0
Clarington	26	41	0	0	0	0	0	0	26	41	-36.6
Oshawa	18	46	0	0	3	32	0	0	21	78	-73.1
Pickering	3	10	0	0	0	0	0	0	3	10	-70.0
Scugog	0	4	0	0	0	0	0	0	0	4	-100.0
Uxbridge	1	33	0	0	0	0	0	0	1	33	-97.0
Whitby	18	57	0	0	6	16	0	0	24	73	-67.1
Remainder of Toronto CMA	21	41	18	0	0	0	0	0	39	41	-4.9
Bradford West Gwillimbury	11	33	12	0	0	0	0	0	23	33	-30.3
Town of Mono	6	3	0	0	0	0	0	0	6	3	100.0
New Tecumseth	2	0	6	0	0	0	0	0	8	0	n/a
Orangeville	2	5	0	0	0	0	0	0	2	5	-60.0
Toronto CMA	686	968	208	266	220	431	615	498	1,729	2,163	-20.1
Oshawa CMA	62	144	0	0	9	48	0	0	71	192	-63.0
Greater Toronto Area (GTA)	735	1,114	200	278	249	511	615	610	1,799	2,513	-28.4

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - July 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Toronto City	424	512	180	142	188	591	5,210	9,942	6,002	11,187	-46.3
Toronto	52	91	4	38	45	90	2,697	8,109	2,798	8,328	-66.4
East York	24	29	2	0	0	20	0	198	26	247	-89.5
Etobicoke	49	100	6	6	0	86	426	127	481	319	50.8
North York	152	208	94	20	49	33	461	1,396	756	1,657	-54.4
Scarborough	142	70	72	72	94	334	1,626	112	1,934	588	**
York	4	14	2	6	0	10	0	0	6	30	-80.0
York Region	1,320	2,713	254	444	431	518	621	383	2,626	4,058	-35.3
Aurora	137	154	44	0	0	11	153	0	334	165	102.4
East Gwillimbury	8	6	6	0	33	6	0	0	47	12	**
Georgina Township	28	81	0	0	13	0	0	0	41	81	-49.4
King Township	6	10	0	0	0	0	0	0	6	10	-40.0
Markham	163	1,036	74	276	133	148	138	31	508	1,491	-65.9
Newmarket	200	148	12	20	98	46	0	0	310	214	44.9
Richmond Hill	108	159	20	14	81	29	0	0	209	202	3.5
Vaughan	435	847	98	92	61	152	330	352	924	1,443	-36.0
Whitchurch-Stouffville	235	272	0	42	12	126	0	0	247	440	-43.9
Peel Region	573	1,366	530	302	402	710	1,292	1,266	2,797	3,644	-23.2
Brampton	432	830	90	270	67	202	30	715	619	2,017	-69.3
Caledon	13	40	2	6	0	0	0	72	15	118	-87.3
Mississauga	128	496	438	26	335	508	1,262	479	2,163	1,509	43.3
Halton Region	878	1,946	180	362	366	781	354	447	1,778	3,536	-49.7
Burlington	27	344	54	64	51	126	354	262	486	796	-38.9
Halton Hills	25	59	0	0	32	0	0	0	57	59	-3.4
Milton	720	1,026	126	272	195	530	0	56	1,041	1,884	-44.7
Oakville	106	517	0	26	88	125	0	129	194	797	-75.7
Durham Region	558	1,348	24	62	102	541	100	76	784	2,027	-61.3
Ajax	175	260	24	60	43	130	0	0	242	450	-46.2
Brock	22	9	0	0	0	0	0	0	22	9	144.4
Clarington	143	271	0	2	0	25	0	0	143	298	-52.0
Oshawa	95	342	0	0	25	125	0	27	120	494	-75.7
Pickering	20	43	0	0	6	119	0	0	26	162	-84.0
Scugog	2	23	0	0	0	0	100	49	102	72	41.7
Uxbridge	12	71	0	0	11	10	0	0	23	81	-71.6
Whitby	89	329	0	0	17	132	0	0	106	461	-77.0
Remainder of Toronto CMA	184	393	36	10	44	6	0	61	264	470	-43.8
Bradford West Gwillimbury	69	160	22	6	33	0	0	0	124	166	-25.3
Town of Mono	40	26	0	0	0	0	0	0	40	26	53.8
New Tecumseth	63	160	8	4	11	6	0	4	82	174	-52.9
Orangeville	12	47	6	0	0	0	0	57	18	104	-82.7
Toronto CMA	3,559	6,960	1,150	1,256	1,440	2,739	7,123	11,837	13,272	22,792	-41.8
Oshawa CMA	327	942	0	2	42	282	0	27	369	1,253	-70.6
Greater Toronto Area (GTA)	3,753	7,885	1,168	1,312	1,489	3,141	7,577	12,114	13,987	24,452	-42.8

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
July 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008
Toronto City	50	57	0	0	0	222	300	0
Toronto	20	43	0	0	0	222	300	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	0	0	0
North York	26	14	0	0	0	0	0	0
Scarborough	4	0	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	59	34	0	0	105	0	0	4
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	7	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	24	21	0	0	0	0	0	4
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	12	8	0	0	0	0	0	0
Vaughan	4	5	0	0	105	0	0	0
Whitchurch-Stouffville	12	0	0	0	0	0	0	0
Peel Region	107	258	0	0	210	272	0	0
Brampton	30	40	0	0	0	0	0	0
Caledon	0	0	0	0	0	72	0	0
Mississauga	77	218	0	0	210	200	0	0
Halton Region	20	114	0	0	0	112	0	0
Burlington	20	32	0	0	0	112	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	0	82	0	0	0	0	0	0
Oakville	0	0	0	0	0	0	0	0
Durham Region	10	48	3	0	0	0	0	0
Ajax	4	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	0	0	0	0	0	0	0
Oshawa	0	32	3	0	0	0	0	0
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	6	16	0	0	0	0	0	0
Remainder of Toronto CMA	0	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	220	431	0	0	315	494	300	4
Oshawa CMA	6	48	3	0	0	0	0	0
Greater Toronto Area (GTA)	246	511	3	0	315	606	300	4

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Toronto City	188	591	0	0	4,908	9,266	302	676
Toronto	45	90	0	0	2,395	7,433	302	676
East York	0	20	0	0	0	198	0	0
Etobicoke	0	86	0	0	426	127	0	0
North York	49	33	0	0	461	1,396	0	0
Scarborough	94	334	0	0	1,626	112	0	0
York	0	10	0	0	0	0	0	0
York Region	431	518	0	0	483	352	138	31
Aurora	0	11	0	0	153	0	0	0
East Gwillimbury	33	6	0	0	0	0	0	0
Georgina Township	13	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	133	148	0	0	0	0	138	31
Newmarket	98	46	0	0	0	0	0	0
Richmond Hill	81	29	0	0	0	0	0	0
Vaughan	61	152	0	0	330	352	0	0
Whitchurch-Stouffville	12	126	0	0	0	0	0	0
Peel Region	402	690	0	20	1,262	844	30	422
Brampton	67	182	0	20	0	293	30	422
Caledon	0	0	0	0	0	72	0	0
Mississauga	335	508	0	0	1,262	479	0	0
Halton Region	366	781	0	0	90	447	264	0
Burlington	51	126	0	0	90	262	264	0
Halton Hills	32	0	0	0	0	0	0	0
Milton	195	530	0	0	0	56	0	0
Oakville	88	125	0	0	0	129	0	0
Durham Region	99	541	3	0	0	49	100	27
Ajax	43	130	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	25	0	0	0	0	0	0
Oshawa	22	125	3	0	0	0	0	27
Pickering	6	119	0	0	0	0	0	0
Scugog	0	0	0	0	0	49	100	0
Uxbridge	11	10	0	0	0	0	0	0
Whitby	17	132	0	0	0	0	0	0
Remainder of Toronto CMA	44	6	0	0	0	57	0	4
Bradford West Gwillimbury	33	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	11	6	0	0	0	0	0	4
Orangeville	0	0	0	0	0	57	0	0
Toronto CMA	1,440	2,719	0	20	6,653	10,704	470	1,133
Oshawa CMA	39	282	3	0	0	0	0	27
Greater Toronto Area (GTA)	1,486	3,121	3	20	6,743	10,958	834	1,156

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
July 2009

Submarket	Freehold		Condominium		Rental		Total*	
	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008
Toronto City	177	132	0	243	300	0	477	375
Toronto	33	39	0	243	300	0	333	282
East York	9	4	0	0	0	0	9	4
Etobicoke	13	24	0	0	0	0	13	24
North York	101	51	0	0	0	0	101	51
Scarborough	21	10	0	0	0	0	21	10
York	0	4	0	0	0	0	0	4
York Region	403	658	129	7	0	4	532	669
Aurora	21	46	0	0	0	0	21	46
East Gwillimbury	3	2	0	0	0	0	3	2
Georgina Township	20	11	0	0	0	0	20	11
King Township	2	0	0	0	0	0	2	0
Markham	133	245	0	7	0	4	133	256
Newmarket	51	73	0	0	0	0	51	73
Richmond Hill	25	41	12	0	0	0	37	41
Vaughan	99	193	105	0	0	0	204	193
Whitchurch-Stouffville	49	47	12	0	0	0	61	47
Peel Region	297	279	218	505	0	0	515	784
Brampton	116	196	0	22	0	0	116	218
Caledon	4	14	0	73	0	0	4	87
Mississauga	177	69	218	410	0	0	395	479
Halton Region	154	199	0	198	0	0	154	397
Burlington	38	75	0	116	0	0	38	191
Halton Hills	3	6	0	0	0	0	3	6
Milton	95	87	0	82	0	0	95	169
Oakville	18	31	0	0	0	0	18	31
Durham Region	112	280	6	8	3	0	121	288
Ajax	46	45	0	0	0	0	46	45
Brock	0	4	0	0	0	0	0	4
Clarington	26	41	0	0	0	0	26	41
Oshawa	18	74	0	4	3	0	21	78
Pickering	3	10	0	0	0	0	3	10
Scugog	0	4	0	0	0	0	0	4
Uxbridge	1	33	0	0	0	0	1	33
Whitby	18	69	6	4	0	0	24	73
Remainder of Toronto CMA	28	41	11	0	0	0	39	41
Bradford West Gwillimbury	23	33	0	0	0	0	23	33
Town of Mono	2	3	4	0	0	0	6	3
New Tecumseth	1	0	7	0	0	0	8	0
Orangeville	2	5	0	0	0	0	2	5
Toronto CMA	1,071	1,322	358	837	300	4	1,729	2,163
Oshawa CMA	62	184	6	8	3	0	71	192
Greater Toronto Area (GTA)	1,143	1,548	353	961	303	4	1,799	2,513

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - July 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Toronto City	785	1,196	4,915	9,315	302	676	6,002	11,187
Toronto	101	208	2,395	7,444	302	676	2,798	8,328
East York	26	49	0	198	0	0	26	247
Etobicoke	55	192	426	127	0	0	481	319
North York	295	261	461	1,396	0	0	756	1,657
Scarborough	301	438	1,633	150	0	0	1,934	588
York	6	30	0	0	0	0	6	30
York Region	1,977	3,595	511	432	138	31	2,626	4,058
Aurora	181	165	153	0	0	0	334	165
East Gwillimbury	47	12	0	0	0	0	47	12
Georgina Township	41	81	0	0	0	0	41	81
King Township	6	10	0	0	0	0	6	10
Markham	370	1,449	0	11	138	31	508	1,491
Newmarket	310	214	0	0	0	0	310	214
Richmond Hill	197	202	12	0	0	0	209	202
Vaughan	590	1,022	334	421	0	0	924	1,443
Whitchurch-Stouffville	235	440	12	0	0	0	247	440
Peel Region	1,300	1,993	1,467	1,209	30	442	2,797	3,644
Brampton	589	1,172	0	403	30	442	619	2,017
Caledon	15	45	0	73	0	0	15	118
Mississauga	696	776	1,467	733	0	0	2,163	1,509
Halton Region	1,194	2,565	320	971	264	0	1,778	3,536
Burlington	97	450	125	346	264	0	486	796
Halton Hills	57	59	0	0	0	0	57	59
Milton	881	1,406	160	478	0	0	1,041	1,884
Oakville	159	650	35	147	0	0	194	797
Durham Region	656	1,795	25	205	103	27	784	2,027
Ajax	242	450	0	0	0	0	242	450
Brock	22	9	0	0	0	0	22	9
Clarington	143	298	0	0	0	0	143	298
Oshawa	109	429	8	38	3	27	120	494
Pickering	26	144	0	18	0	0	26	162
Scugog	2	23	0	49	100	0	102	72
Uxbridge	23	81	0	0	0	0	23	81
Whitby	89	361	17	100	0	0	106	461
Remainder of Toronto CMA	221	409	43	57	0	4	264	470
Bradford West Gwillimbury	124	166	0	0	0	0	124	166
Town of Mono	21	26	19	0	0	0	40	26
New Tecumseth	58	170	24	0	0	4	82	174
Orangeville	18	47	0	57	0	0	18	104
Toronto CMA	5,671	9,983	7,131	11,656	470	1,153	13,272	22,792
Oshawa CMA	341	1,088	25	138	3	27	369	1,253
Greater Toronto Area (GTA)	5,912	11,144	7,238	12,132	837	1,176	13,987	24,452

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
July 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008	% Change
Toronto City	132	78	50	42	58	77	207	553	447	750	-40.4
Toronto	21	20	8	24	15	14	0	526	44	584	-92.5
East York	2	8	0	2	0	0	0	0	2	10	-80.0
Etobicoke	21	10	2	0	26	8	207	0	256	18	**
North York	70	36	40	0	17	0	0	27	127	63	101.6
Scarborough	18	4	0	16	0	55	0	0	18	75	-76.0
York	0	0	0	0	0	0	0	0	0	0	n/a
York Region	241	446	46	102	37	214	0	9	324	771	-58.0
Aurora	21	29	18	0	0	5	0	0	39	34	14.7
East Gwillimbury	4	5	6	0	10	9	0	0	20	14	42.9
Georgina Township	6	13	0	0	0	0	0	0	6	13	-53.8
King Township	0	0	0	0	0	0	0	0	0	0	n/a
Markham	18	143	2	52	27	55	0	9	47	259	-81.9
Newmarket	40	21	6	2	0	25	0	0	46	48	-4.2
Richmond Hill	31	49	0	2	0	34	0	0	31	85	-63.5
Vaughan	83	124	14	30	0	82	0	0	97	236	-58.9
Whitchurch-Stouffville	38	62	0	16	0	4	0	0	38	82	-53.7
Peel Region	165	291	164	122	42	91	108	0	479	504	-5.0
Brampton	135	222	16	84	42	50	101	0	294	356	-17.4
Caledon	7	4	0	0	0	0	0	0	7	4	75.0
Mississauga	23	65	148	38	0	41	7	0	178	144	23.6
Halton Region	127	199	16	6	0	113	0	0	143	318	-55.0
Burlington	38	36	6	0	0	40	0	0	44	76	-42.1
Halton Hills	5	12	0	0	0	0	0	0	5	12	-58.3
Milton	57	98	8	6	0	61	0	0	65	165	-60.6
Oakville	27	53	2	0	0	12	0	0	29	65	-55.4
Durham Region	192	293	0	10	35	91	0	0	227	394	-42.4
Ajax	55	58	0	10	18	36	0	0	73	104	-29.8
Brock	6	2	0	0	0	0	0	0	6	2	200.0
Clarington	65	59	0	0	0	10	0	0	65	69	-5.8
Oshawa	23	85	0	0	0	6	0	0	23	91	-74.7
Pickering	3	14	0	0	8	0	0	0	11	14	-21.4
Scugog	0	3	0	0	0	0	0	0	0	3	-100.0
Uxbridge	12	12	0	0	5	0	0	0	17	12	41.7
Whitby	28	60	0	0	4	39	0	0	32	99	-67.7
Remainder of Toronto CMA	46	62	4	2	0	0	0	0	50	64	-21.9
Bradford West Gwillimbury	13	16	4	0	0	0	0	0	17	16	6.3
Town of Mono	9	10	0	0	0	0	0	0	9	10	-10.0
New Tecumseth	22	26	0	2	0	0	0	0	22	28	-21.4
Orangeville	2	10	0	0	0	0	0	0	2	10	-80.0
Toronto CMA	743	1,124	274	284	168	491	315	562	1,500	2,461	-39.0
Oshawa CMA	116	204	0	0	4	55	0	0	120	259	-53.7
Greater Toronto Area (GTA)	857	1,307	276	282	172	586	315	562	1,620	2,737	-40.8

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Toronto City	549	559	326	74	508	367	6,804	6,500	8,187	7,500	9.2
Toronto	74	88	26	42	94	110	4,816	4,415	5,010	4,655	7.6
East York	22	32	0	2	0	12	0	21	22	67	-67.2
Etobicoke	72	61	6	8	158	8	740	1,213	976	1,290	-24.3
North York	268	237	142	2	193	22	1,093	623	1,696	884	91.9
Scarborough	102	134	150	16	50	195	155	228	457	573	-20.2
York	11	7	2	4	13	20	0	0	26	31	-16.1
York Region	2,518	2,907	422	448	571	884	812	1,296	4,323	5,535	-21.9
Aurora	214	196	26	0	17	31	0	0	257	227	13.2
East Gwillimbury	29	16	44	0	26	13	0	0	99	29	**
Georgina Township	35	108	0	0	0	0	0	0	35	108	-67.6
King Township	11	6	0	0	0	0	0	0	11	6	83.3
Markham	724	797	158	144	162	283	562	819	1,606	2,043	-21.4
Newmarket	264	123	12	2	0	62	0	0	276	187	47.6
Richmond Hill	133	343	8	12	9	134	221	4	371	493	-24.7
Vaughan	798	909	126	242	120	304	29	473	1,073	1,928	-44.3
Whitchurch-Stouffville	310	409	48	48	237	57	0	0	595	514	15.8
Peel Region	1,166	2,057	426	572	227	417	1,065	1,061	2,884	4,107	-29.8
Brampton	928	1,608	192	350	138	192	151	616	1,409	2,766	-49.1
Caledon	42	34	8	12	3	10	25	0	78	56	39.3
Mississauga	196	415	226	210	86	215	889	445	1,397	1,285	8.7
Halton Region	1,050	1,325	172	138	645	898	130	380	1,997	2,741	-27.1
Burlington	244	279	22	52	124	207	0	0	390	538	-27.5
Halton Hills	33	93	0	2	14	82	0	0	47	177	-73.4
Milton	537	482	138	62	435	387	62	104	1,172	1,035	13.2
Oakville	236	471	12	22	72	222	68	276	388	991	-60.8
Durham Region	1,050	1,500	90	92	424	460	134	108	1,698	2,160	-21.4
Ajax	237	309	88	88	46	183	0	0	371	580	-36.0
Brock	31	4	0	0	8	0	0	0	39	4	**
Clarington	268	255	0	2	24	56	0	108	292	421	-30.6
Oshawa	214	429	0	0	64	22	3	0	281	451	-37.7
Pickering	38	62	0	0	137	17	0	0	175	79	121.5
Scugog	11	21	0	0	0	0	0	0	11	21	-47.6
Uxbridge	43	99	0	0	16	30	0	0	59	129	-54.3
Whitby	208	321	2	2	129	152	131	0	470	475	-1.1
Remainder of Toronto CMA	193	363	14	6	0	7	0	32	207	408	-49.3
Bradford West Gwillimbury	94	140	14	0	0	0	0	0	108	140	-22.9
Town of Mono	29	42	0	0	0	0	0	0	29	42	-31.0
New Tecumseth	50	142	0	6	0	7	0	32	50	187	-73.3
Orangeville	20	39	0	0	0	0	0	0	20	39	-48.7
Toronto CMA	5,550	7,402	1,426	1,274	2,026	2,596	8,811	9,269	17,813	20,541	-13.3
Oshawa CMA	690	1,005	2	4	217	230	134	108	1,043	1,347	-22.6
Greater Toronto Area (GTA)	6,333	8,348	1,436	1,324	2,375	3,026	8,945	9,345	19,089	22,043	-13.4

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
July 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008
Toronto City	58	77	0	0	207	526	0	27
Toronto	15	14	0	0	0	526	0	0
East York	0	0	0	0	0	0	0	0
Etobicoke	26	8	0	0	207	0	0	0
North York	17	0	0	0	0	0	0	27
Scarborough	0	55	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	37	214	0	0	0	0	0	9
Aurora	0	5	0	0	0	0	0	0
East Gwillimbury	10	9	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	27	55	0	0	0	0	0	9
Newmarket	0	25	0	0	0	0	0	0
Richmond Hill	0	34	0	0	0	0	0	0
Vaughan	0	82	0	0	0	0	0	0
Whitchurch-Stouffville	0	4	0	0	0	0	0	0
Peel Region	42	91	0	0	105	0	3	0
Brampton	42	50	0	0	101	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	0	41	0	0	4	0	3	0
Halton Region	0	113	0	0	0	0	0	0
Burlington	0	40	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	0	61	0	0	0	0	0	0
Oakville	0	12	0	0	0	0	0	0
Durham Region	35	91	0	0	0	0	0	0
Ajax	18	36	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	10	0	0	0	0	0	0
Oshawa	0	6	0	0	0	0	0	0
Pickering	8	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	5	0	0	0	0	0	0	0
Whitby	4	39	0	0	0	0	0	0
Remainder of Toronto CMA	0	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	168	491	0	0	312	526	3	36
Oshawa CMA	4	55	0	0	0	0	0	0
Greater Toronto Area (GTA)	172	586	0	0	312	526	3	36

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Toronto City	508	367	0	0	4,595	5,092	209	408
Toronto	94	110	0	0	4,607	4,228	209	187
East York	0	12	0	0	0	0	0	21
Etobicoke	158	8	0	0	740	1,040	0	173
North York	193	22	0	0	1,093	596	0	27
Scarborough	50	195	0	0	155	228	0	0
York	13	20	0	0	0	0	0	0
York Region	571	884	0	0	782	1,252	30	44
Aurora	17	31	0	0	0	0	0	0
East Gwillimbury	26	13	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	162	283	0	0	532	779	30	40
Newmarket	0	62	0	0	0	0	0	0
Richmond Hill	9	134	0	0	221	0	0	4
Vaughan	120	304	0	0	29	473	0	0
Whitchurch-Stouffville	237	57	0	0	0	0	0	0
Peel Region	211	417	16	0	1,037	445	28	616
Brampton	122	192	16	0	151	0	0	616
Caledon	3	10	0	0	0	0	25	0
Mississauga	86	215	0	0	886	445	3	0
Halton Region	645	898	0	0	124	380	6	0
Burlington	124	207	0	0	0	0	0	0
Halton Hills	14	82	0	0	0	0	0	0
Milton	435	387	0	0	56	104	6	0
Oakville	72	222	0	0	68	276	0	0
Durham Region	424	460	0	0	131	108	3	0
Ajax	46	183	0	0	0	0	0	0
Brock	8	0	0	0	0	0	0	0
Clarington	24	56	0	0	0	108	0	0
Oshawa	64	22	0	0	0	0	3	0
Pickering	137	17	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	16	30	0	0	0	0	0	0
Whitby	129	152	0	0	131	0	0	0
Remainder of Toronto CMA	0	7	0	0	0	32	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	7	0	0	0	32	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	2,010	2,596	16	0	8,538	8,201	273	1,068
Oshawa CMA	217	230	0	0	131	108	3	0
Greater Toronto Area (GTA)	2,359	3,026	16	0	8,669	8,277	276	1,068

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
July 2009

Submarket	Freehold		Condominium		Rental		Total*	
	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008
Toronto City	234	189	213	534	0	27	447	750
Toronto	38	50	6	534	0	0	44	584
East York	2	10	0	0	0	0	2	10
Etobicoke	49	18	207	0	0	0	256	18
North York	127	36	0	0	0	27	127	63
Scarborough	18	75	0	0	0	0	18	75
York	0	0	0	0	0	0	0	0
York Region	324	725	0	37	0	9	324	771
Aurora	39	34	0	0	0	0	39	34
East Gwillimbury	20	14	0	0	0	0	20	14
Georgina Township	6	13	0	0	0	0	6	13
King Township	0	0	0	0	0	0	0	0
Markham	47	250	0	0	0	9	47	259
Newmarket	46	48	0	0	0	0	46	48
Richmond Hill	31	85	0	0	0	0	31	85
Vaughan	97	199	0	37	0	0	97	236
Whitchurch-Stouffville	38	82	0	0	0	0	38	82
Peel Region	368	488	100	16	3	0	475	504
Brampton	190	340	104	16	0	0	294	356
Caledon	7	4	0	0	0	0	7	4
Mississauga	171	144	4	0	3	0	178	144
Halton Region	143	243	0	75	0	0	143	318
Burlington	44	66	0	10	0	0	44	76
Halton Hills	5	12	0	0	0	0	5	12
Milton	65	104	0	61	0	0	65	165
Oakville	29	61	0	4	0	0	29	65
Durham Region	227	357	0	37	0	0	227	394
Ajax	73	104	0	0	0	0	73	104
Brock	6	2	0	0	0	0	6	2
Clarington	65	65	0	4	0	0	65	69
Oshawa	23	85	0	6	0	0	23	91
Pickering	11	14	0	0	0	0	11	14
Scugog	0	3	0	0	0	0	0	3
Uxbridge	17	7	0	5	0	0	17	12
Whitby	32	77	0	22	0	0	32	99
Remainder of Toronto CMA	39	60	11	4	0	0	50	64
Bradford West Gwillimbury	17	16	0	0	0	0	17	16
Town of Mono	3	10	6	0	0	0	9	10
New Tecumseth	17	24	5	4	0	0	22	28
Orangeville	2	10	0	0	0	0	2	10
Toronto CMA	1,165	1,764	332	661	3	36	1,500	2,461
Oshawa CMA	120	227	0	32	0	0	120	259
Greater Toronto Area (GTA)	1,295	2,002	331	699	3	36	1,628	2,737

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - July 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Toronto City	1,300	992	6,678	6,100	209	408	8,187	7,500
Toronto	164	232	4,637	4,236	209	187	5,010	4,655
East York	22	46	0	0	0	21	22	67
Etobicoke	236	77	740	1,040	0	173	976	1,290
North York	580	261	1,116	596	0	27	1,696	884
Scarborough	272	345	185	228	0	0	457	573
York	26	31	0	0	0	0	26	31
York Region	3,344	4,089	941	1,402	30	44	4,315	5,535
Aurora	257	227	0	0	0	0	257	227
East Gwillimbury	99	29	0	0	0	0	99	29
Georgina Township	35	108	0	0	0	0	35	108
King Township	11	6	0	0	0	0	11	6
Markham	1,016	1,182	560	821	30	40	1,606	2,043
Newmarket	276	187	0	0	0	0	276	187
Richmond Hill	150	470	221	19	0	4	371	493
Vaughan	964	1,380	109	548	0	0	1,073	1,928
Whitchurch-Stouffville	536	500	59	14	0	0	595	514
Peel Region	1,754	2,976	1,086	515	44	616	2,884	4,107
Brampton	1,212	2,134	181	16	16	616	1,409	2,766
Caledon	46	36	7	20	25	0	78	56
Mississauga	496	806	898	479	3	0	1,397	1,285
Halton Region	1,351	1,900	640	841	6	0	1,997	2,741
Burlington	265	426	125	112	0	0	390	538
Halton Hills	37	177	10	0	0	0	47	177
Milton	788	593	378	442	6	0	1,172	1,035
Oakville	261	704	127	287	0	0	388	991
Durham Region	1,497	1,910	198	250	3	0	1,698	2,160
Ajax	371	580	0	0	0	0	371	580
Brock	39	4	0	0	0	0	39	4
Clarington	292	277	0	144	0	0	292	421
Oshawa	272	429	6	22	3	0	281	451
Pickering	175	79	0	0	0	0	175	79
Scugog	11	21	0	0	0	0	11	21
Uxbridge	49	115	10	14	0	0	59	129
Whitby	288	405	182	70	0	0	470	475
Remainder of Toronto CMA	187	366	20	42	0	0	207	408
Bradford West Gwillimbury	108	140	0	0	0	0	108	140
Town of Mono	16	42	13	0	0	0	29	42
New Tecumseth	43	145	7	42	0	0	50	187
Orangeville	20	39	0	0	0	0	20	39
Toronto CMA	8,266	10,671	9,258	8,802	289	1,068	17,813	20,541
Oshawa CMA	852	1,111	188	236	3	0	1,043	1,347
Greater Toronto Area (GTA)	9,246	11,867	9,551	9,108	292	1,068	19,089	22,043

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
July 2009	0	0.0	0	0.0	2	1.7	13	10.7	106	87.6	121	850,000	887,754
July 2008	0	0.0	0	0.0	1	1.1	10	11.5	76	87.4	87	900,000	918,722
Year-to-date 2009	0	0.0	7	1.2	18	3.2	49	8.6	493	86.9	567	850,000	890,090
Year-to-date 2008	2	0.3	4	0.7	88	14.9	55	9.3	442	74.8	591	840,000	934,698
Toronto													
July 2009	0	0.0	0	0.0	1	11.1	1	11.1	7	77.8	9	--	--
July 2008	0	0.0	0	0.0	0	0.0	9	50.0	9	50.0	18	505,240	631,577
Year-to-date 2009	0	0.0	0	0.0	1	1.4	2	2.7	70	95.9	73	1,199,000	1,292,041
Year-to-date 2008	0	0.0	0	0.0	1	1.0	13	13.1	85	85.9	99	895,000	1,106,898
East York													
July 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
July 2008	0	0.0	0	0.0	0	0.0	1	14.3	6	85.7	7	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	24	100.0	24	797,000	895,750
Year-to-date 2008	0	0.0	0	0.0	0	0.0	10	31.3	22	68.8	32	624,500	750,278
Etobicoke													
July 2009	0	0.0	0	0.0	0	0.0	0	0.0	18	100.0	18	859,950	971,400
July 2008	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	950,000	1,073,000
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	66	100.0	66	882,950	920,773
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	61	100.0	61	900,000	978,933
North York													
July 2009	0	0.0	0	0.0	0	0.0	7	9.1	70	90.9	77	870,000	872,065
July 2008	0	0.0	0	0.0	0	0.0	0	0.0	47	100.0	47	952,600	1,060,995
Year-to-date 2009	0	0.0	0	0.0	0	0.0	25	8.6	267	91.4	292	900,000	914,394
Year-to-date 2008	2	0.8	1	0.4	0	0.0	14	5.3	247	93.6	264	965,935	1,131,435
Scarborough													
July 2009	0	0.0	0	0.0	1	6.3	5	31.3	10	62.5	16	556,490	558,688
July 2008	0	0.0	0	0.0	1	25.0	0	0.0	3	75.0	4	--	--
Year-to-date 2009	0	0.0	4	4.0	17	17.2	22	22.2	56	56.6	99	533,900	531,617
Year-to-date 2008	0	0.0	3	2.4	87	69.0	17	13.5	19	15.1	126	375,900	426,330
York													
July 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	0.0	3	23.1	0	0.0	0	0.0	10	76.9	13	675,000	650,769
Year-to-date 2008	0	0.0	0	0.0	0	0.0	1	11.1	8	88.9	9	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
July 2009	2	0.8	5	2.1	32	13.4	95	39.7	105	43.9	239	488,900	523,901
July 2008	4	0.9	18	3.9	72	15.6	150	32.5	217	47.1	461	490,990	509,922
Year-to-date 2009	9	0.4	66	2.6	220	8.8	891	35.5	1,323	52.7	2,509	508,990	542,778
Year-to-date 2008	21	0.7	162	5.5	295	10.1	1,204	41.2	1,238	42.4	2,920	481,900	512,461
Aurora													
July 2009	0	0.0	0	0.0	0	0.0	9	42.9	12	57.1	21	513,900	521,202
July 2008	0	0.0	0	0.0	0	0.0	11	34.4	21	65.6	32	519,900	542,077
Year-to-date 2009	0	0.0	0	0.0	1	0.5	70	33.0	141	66.5	212	537,990	562,362
Year-to-date 2008	0	0.0	0	0.0	3	1.5	90	45.5	105	53.0	198	508,990	523,074
East Gwillimbury													
July 2009	0	0.0	0	0.0	3	75.0	0	0.0	1	25.0	4	--	--
July 2008	1	20.0	2	40.0	0	0.0	0	0.0	2	40.0	5	--	--
Year-to-date 2009	0	0.0	2	6.9	15	51.7	5	17.2	7	24.1	29	395,900	545,893
Year-to-date 2008	2	12.5	4	25.0	1	6.3	3	18.8	6	37.5	16	440,400	532,493
Georgina Township													
July 2009	2	33.3	1	16.7	2	33.3	0	0.0	1	16.7	6	--	--
July 2008	2	14.3	6	42.9	3	21.4	1	7.1	2	14.3	14	329,400	405,693
Year-to-date 2009	7	20.0	13	37.1	8	22.9	1	2.9	6	17.1	35	334,900	391,549
Year-to-date 2008	16	14.7	44	40.4	29	26.6	2	1.8	18	16.5	109	340,900	429,128
King Township													
July 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	1	9.1	10	90.9	11	825,000	894,364
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	797,500	864,500
Markham													
July 2009	0	0.0	1	5.6	6	33.3	3	16.7	8	44.4	18	498,900	481,059
July 2008	0	0.0	8	5.6	41	28.7	39	27.3	55	38.5	143	459,990	476,136
Year-to-date 2009	0	0.0	6	0.8	36	5.0	286	39.6	395	54.6	723	524,900	543,149
Year-to-date 2008	0	0.0	102	12.8	147	18.4	319	40.0	229	28.7	797	448,900	466,016
Newmarket													
July 2009	0	0.0	3	7.5	17	42.5	12	30.0	8	20.0	40	401,990	431,418
July 2008	0	0.0	1	3.8	13	50.0	6	23.1	6	23.1	26	397,400	431,683
Year-to-date 2009	0	0.0	43	16.2	121	45.5	69	25.9	33	12.4	266	376,990	408,701
Year-to-date 2008	0	0.0	2	1.6	49	38.9	43	34.1	32	25.4	126	420,990	440,819
Richmond Hill													
July 2009	0	0.0	0	0.0	0	0.0	14	45.2	17	54.8	31	506,990	581,723
July 2008	0	0.0	0	0.0	1	1.9	31	57.4	22	40.7	54	490,490	524,254
Year-to-date 2009	1	0.8	0	0.0	0	0.0	41	30.8	91	68.4	133	529,000	624,851
Year-to-date 2008	0	0.0	0	0.0	5	1.5	189	54.9	150	43.6	344	487,990	551,421
Vaughan													
July 2009	0	0.0	0	0.0	4	4.9	19	23.5	58	71.6	81	537,990	594,090
July 2008	1	0.8	0	0.0	2	1.6	28	22.6	93	75.0	124	540,995	594,192
Year-to-date 2009	0	0.0	0	0.0	21	2.7	173	21.9	596	75.4	790	555,900	596,366
Year-to-date 2008	2	0.2	0	0.0	11	1.2	265	29.1	633	69.5	911	534,990	580,838
Whitchurch-Stouffville													
July 2009	0	0.0	0	0.0	0	0.0	38	100.0	0	0.0	38	448,450	453,193
July 2008	0	0.0	1	1.6	12	19.0	34	54.0	16	25.4	63	425,000	452,785
Year-to-date 2009	1	0.3	2	0.6	18	5.8	245	79.0	44	14.2	310	454,565	476,100
Year-to-date 2008	1	0.2	10	2.4	50	12.2	293	71.6	55	13.4	409	424,000	447,649

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
July 2009	4	2.3	4	2.3	32	18.5	74	42.8	59	34.1	173	460,990	477,483
July 2008	6	2.0	19	6.3	58	19.1	112	36.8	109	35.9	304	452,445	475,992
Year-to-date 2009	12	1.0	37	3.1	219	18.5	456	38.4	462	39.0	1,186	470,900	509,316
Year-to-date 2008	23	1.2	220	11.4	474	24.5	686	35.4	533	27.5	1,936	431,900	468,704
Brampton													
July 2009	3	2.1	4	2.8	31	21.7	65	45.5	40	28.0	143	449,900	454,622
July 2008	6	2.7	19	8.4	57	25.2	77	34.1	67	29.6	226	419,990	450,691
Year-to-date 2009	10	1.0	36	3.8	215	22.5	403	42.2	292	30.5	956	449,990	465,075
Year-to-date 2008	23	1.6	220	14.9	473	32.0	491	33.2	270	18.3	1,477	404,900	428,790
Caledon													
July 2009	1	14.3	0	0.0	1	14.3	2	28.6	3	42.9	7	--	--
July 2008	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2009	2	5.7	1	2.9	1	2.9	6	17.1	25	71.4	35	582,900	712,343
Year-to-date 2008	0	0.0	0	0.0	0	0.0	3	8.6	32	91.4	35	850,000	987,143
Mississauga													
July 2009	0	0.0	0	0.0	0	0.0	7	30.4	16	69.6	23	549,900	573,225
July 2008	0	0.0	0	0.0	1	1.4	35	47.9	37	50.7	73	505,900	519,800
Year-to-date 2009	0	0.0	0	0.0	3	1.5	47	24.1	145	74.4	195	570,900	689,767
Year-to-date 2008	0	0.0	0	0.0	1	0.2	192	45.3	231	54.5	424	510,900	564,950
Halton Region													
July 2009	0	0.0	1	0.8	13	10.2	72	56.3	42	32.8	128	471,490	651,868
July 2008	1	0.5	6	2.9	63	30.1	74	35.4	65	31.1	209	434,990	488,083
Year-to-date 2009	0	0.0	19	1.8	197	18.2	473	43.6	395	36.4	1,084	461,490	597,904
Year-to-date 2008	1	0.1	49	3.7	351	26.3	433	32.5	500	37.5	1,334	450,000	542,355
Burlington													
July 2009	0	0.0	1	2.4	5	12.2	24	58.5	11	26.8	41	453,990	693,969
July 2008	0	0.0	2	5.3	21	55.3	14	36.8	1	2.6	38	385,990	402,178
Year-to-date 2009	0	0.0	3	1.2	23	9.2	139	55.4	86	34.3	251	463,990	600,881
Year-to-date 2008	0	0.0	19	6.8	117	41.6	108	38.4	37	13.2	281	400,990	454,565
Halton Hills													
July 2009	0	0.0	0	0.0	1	20.0	2	40.0	2	40.0	5	--	--
July 2008	0	0.0	0	0.0	2	15.4	6	46.2	5	38.5	13	464,000	487,808
Year-to-date 2009	0	0.0	0	0.0	5	14.3	10	28.6	20	57.1	35	550,000	590,141
Year-to-date 2008	0	0.0	3	3.2	27	28.4	32	33.7	33	34.7	95	429,000	507,827
Milton													
July 2009	0	0.0	0	0.0	7	13.2	43	81.1	3	5.7	53	449,990	450,447
July 2008	1	1.0	4	4.0	40	40.0	37	37.0	18	18.0	100	413,400	438,811
Year-to-date 2009	0	0.0	16	3.0	161	30.2	300	56.3	56	10.5	533	420,990	443,827
Year-to-date 2008	1	0.2	27	5.5	202	41.5	199	40.9	58	11.9	487	405,900	435,937
Oakville													
July 2009	0	0.0	0	0.0	0	0.0	3	10.3	26	89.7	29	630,000	973,175
July 2008	0	0.0	0	0.0	0	0.0	17	29.3	41	70.7	58	612,990	629,381
Year-to-date 2009	0	0.0	0	0.0	8	3.0	24	9.1	233	87.9	265	661,990	906,009
Year-to-date 2008	0	0.0	0	0.0	5	1.1	94	20.0	372	79.0	471	589,990	711,727

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
July 2009	36	18.2	32	16.2	48	24.2	40	20.2	42	21.2	198	385,900	412,050
July 2008	58	19.6	64	21.6	54	18.2	58	19.6	62	20.9	296	372,490	402,324
Year-to-date 2009	273	26.3	209	20.1	186	17.9	197	18.9	175	16.8	1,040	361,100	394,032
Year-to-date 2008	378	25.4	281	18.9	210	14.1	286	19.2	332	22.3	1,487	368,990	402,220
Ajax													
July 2009	0	0.0	2	3.7	16	29.6	10	18.5	26	48.1	54	490,500	493,357
July 2008	0	0.0	0	0.0	10	16.9	20	33.9	29	49.2	59	499,900	497,956
Year-to-date 2009	16	6.6	11	4.5	51	21.1	82	33.9	82	33.9	242	477,700	465,435
Year-to-date 2008	2	0.6	2	0.6	26	8.4	98	31.5	183	58.8	311	519,900	520,414
Brock													
July 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Clarington													
July 2009	21	28.8	16	21.9	20	27.4	12	16.4	4	5.5	73	349,990	360,864
July 2008	21	37.5	13	23.2	8	14.3	8	14.3	6	10.7	56	323,995	349,187
Year-to-date 2009	129	46.2	54	19.4	43	15.4	33	11.8	20	7.2	279	309,990	343,174
Year-to-date 2008	97	37.9	68	26.6	40	15.6	30	11.7	21	8.2	256	325,450	346,509
Oshawa													
July 2009	8	28.6	5	17.9	7	25.0	7	25.0	1	3.6	28	357,945	358,762
July 2008	23	24.7	26	28.0	22	23.7	20	21.5	2	2.2	93	348,990	353,748
Year-to-date 2009	76	33.6	56	24.8	50	22.1	41	18.1	3	1.3	226	334,945	342,893
Year-to-date 2008	160	37.0	114	26.4	75	17.4	77	17.8	6	1.4	432	325,320	337,122
Pickering													
July 2009	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
July 2008	0	0.0	0	0.0	0	0.0	2	14.3	12	85.7	14	607,200	597,436
Year-to-date 2009	0	0.0	0	0.0	0	0.0	5	12.8	34	87.2	39	624,900	646,792
Year-to-date 2008	0	0.0	0	0.0	1	1.6	5	7.8	58	90.6	64	594,400	609,452
Scugog													
July 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Uxbridge													
July 2009	1	8.3	1	8.3	1	8.3	3	25.0	6	50.0	12	497,770	532,626
July 2008	1	8.3	2	16.7	0	0.0	2	16.7	7	58.3	12	557,750	511,542
Year-to-date 2009	6	14.0	3	7.0	9	20.9	8	18.6	17	39.5	43	482,800	457,427
Year-to-date 2008	19	18.8	16	15.8	3	3.0	25	24.8	38	37.6	101	461,100	449,039
Whitby													
July 2009	6	21.4	8	28.6	4	14.3	8	28.6	2	7.1	28	353,990	371,520
July 2008	13	21.0	23	37.1	14	22.6	6	9.7	6	9.7	62	326,240	366,982
Year-to-date 2009	46	21.8	85	40.3	33	15.6	28	13.3	19	9.0	211	338,990	374,523
Year-to-date 2008	100	31.0	81	25.1	65	20.1	51	15.8	26	8.0	323	334,990	363,935

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
July 2009	19	41.3	12	26.1	9	19.6	3	6.5	3	6.5	46	332,400	351,165
July 2008	25	39.7	12	19.0	11	17.5	3	4.8	12	19.0	63	339,990	368,271
Year-to-date 2009	48	25.1	41	21.5	46	24.1	34	17.8	22	11.5	191	353,900	383,161
Year-to-date 2008	134	36.8	77	21.2	60	16.5	24	6.6	69	19.0	364	339,990	373,338
Bradford West Gwillimbury													
July 2009	0	0.0	4	30.8	6	46.2	2	15.4	1	7.7	13	355,990	387,906
July 2008	2	12.5	5	31.3	9	56.3	0	0.0	0	0.0	16	374,900	353,502
Year-to-date 2009	7	7.6	30	32.6	33	35.9	17	18.5	5	5.4	92	355,990	383,772
Year-to-date 2008	14	10.0	52	37.1	56	40.0	13	9.3	5	3.6	140	350,000	362,180
Town of Mono													
July 2009	0	0.0	4	44.4	2	22.2	1	11.1	2	22.2	9	--	--
July 2008	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	545,900	552,060
Year-to-date 2009	0	0.0	4	13.8	5	17.2	9	31.0	11	37.9	29	450,000	501,083
Year-to-date 2008	0	0.0	0	0.0	0	0.0	2	4.5	42	95.5	44	557,400	587,984
New Tecumseth													
July 2009	19	86.4	3	13.6	0	0.0	0	0.0	0	0.0	22	272,490	275,914
July 2008	20	76.9	5	19.2	0	0.0	1	3.8	0	0.0	26	289,490	300,165
Year-to-date 2009	39	79.6	4	8.2	1	2.0	2	4.1	3	6.1	49	274,990	298,631
Year-to-date 2008	112	80.0	17	12.1	2	1.4	2	1.4	7	5.0	140	282,345	305,116
Orangeville													
July 2009	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	--	--
July 2008	3	27.3	2	18.2	2	18.2	2	18.2	2	18.2	11	366,900	383,652
Year-to-date 2009	2	9.5	3	14.3	7	33.3	6	28.6	3	14.3	21	369,000	414,875
Year-to-date 2008	8	20.0	8	20.0	2	5.0	7	17.5	15	37.5	40	404,900	415,055
Toronto CMA													
July 2009	26	3.5	24	3.3	100	13.6	246	33.5	339	46.1	735	490,000	573,020
July 2008	37	3.2	55	4.7	194	16.6	359	30.7	526	44.9	1,171	480,900	523,923
Year-to-date 2009	91	1.6	181	3.2	737	13.1	1,859	33.1	2,742	48.9	5,610	498,685	570,157
Year-to-date 2008	202	2.8	511	7.0	1,181	16.1	2,422	33.0	3,024	41.2	7,340	471,900	535,978
Oshawa CMA													
July 2009	35	27.1	29	22.5	31	24.0	27	20.9	7	5.4	129	352,990	362,721
July 2008	57	27.0	62	29.4	44	20.9	34	16.1	14	6.6	211	338,990	356,426
Year-to-date 2009	251	35.1	195	27.2	126	17.6	102	14.2	42	5.9	716	330,990	352,323
Year-to-date 2008	357	35.3	263	26.0	180	17.8	158	15.6	53	5.2	1,011	327,000	348,065
Greater Toronto Area													
July 2009	42	4.9	42	4.9	127	14.8	294	34.2	354	41.2	859	479,700	559,092
July 2008	69	5.1	107	7.9	248	18.3	404	29.8	529	39.0	1,357	458,000	501,696
Year-to-date 2009	294	4.6	338	5.3	840	13.2	2,066	32.4	2,848	44.6	6,386	484,930	552,534
Year-to-date 2008	425	5.1	716	8.7	1,418	17.2	2,664	32.2	3,045	36.8	8,268	455,990	517,393

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
July 2009

Submarket	July 2009	July 2008	% Change	YTD 2009	YTD 2008	% Change
Toronto City	887,754	918,722	-3.4	890,090	934,698	-4.8
Toronto	--	631,577	n/a	1,292,041	1,106,898	16.7
East York	--	--	n/a	895,750	750,278	19.4
Etobicoke	971,400	1,073,000	-9.5	920,773	978,933	-5.9
North York	872,065	1,060,995	-17.8	914,394	1,131,435	-19.2
Scarborough	558,688	--	n/a	531,617	426,330	24.7
York	--	--	n/a	650,769	--	n/a
York Region	523,901	509,922	2.7	542,778	512,461	5.9
Aurora	521,202	542,077	-3.9	562,362	523,074	7.5
East Gwillimbury	--	--	n/a	545,893	532,493	2.5
Georgina Township	--	405,693	n/a	391,549	429,128	-8.8
King Township	--	--	n/a	894,364	864,500	3.5
Markham	481,059	476,136	1.0	543,149	466,016	16.6
Newmarket	431,418	431,683	-0.1	408,701	440,819	-7.3
Richmond Hill	581,723	524,254	11.0	624,851	551,421	13.3
Vaughan	594,090	594,192	0.0	596,366	580,838	2.7
Whitchurch-Stouffville	453,193	452,785	0.1	476,100	447,649	6.4
Peel Region	477,483	475,992	0.3	509,316	468,704	8.7
Brampton	454,622	450,691	0.9	465,075	428,790	8.5
Caledon	--	--	n/a	712,343	987,143	-27.8
Mississauga	573,225	519,800	10.3	689,767	564,950	22.1
Halton Region	651,868	488,083	33.6	597,904	542,355	10.2
Burlington	693,969	402,178	72.6	600,881	454,565	32.2
Halton Hills	--	487,808	n/a	590,141	507,827	16.2
Milton	450,447	438,811	2.7	443,827	435,937	1.8
Oakville	973,175	629,381	54.6	906,009	711,727	27.3
Durham Region	412,050	402,324	2.4	394,032	402,220	-2.0
Ajax	493,357	497,956	-0.9	465,435	520,414	-10.6
Brock	--	--	n/a	--	--	n/a
Clarington	360,864	349,187	3.3	343,174	346,509	-1.0
Oshawa	358,762	353,748	1.4	342,893	337,122	1.7
Pickering	--	597,436	n/a	646,792	609,452	6.1
Scugog	--	--	n/a	--	--	n/a
Uxbridge	532,626	511,542	4.1	457,427	449,039	1.9
Whitby	371,520	366,982	1.2	374,523	363,935	2.9
Remainder of Toronto CMA	351,165	368,271	-4.6	383,161	373,339	2.6
Bradford West Gwillimbury	387,906	353,502	9.7	383,772	362,180	6.0
Town of Mono	--	552,060	n/a	501,083	587,984	-14.8
New Tecumseth	275,914	300,165	-8.1	298,631	305,116	-2.1
Orangeville	--	383,652	n/a	414,875	415,055	0.0
Toronto CMA	573,020	523,923	9.4	570,157	535,978	6.4
Oshawa CMA	362,721	356,426	1.8	352,323	348,065	1.2
Greater Toronto Area (GTA)	559,092	501,696	11.4	552,534	517,393	6.8

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto
July 2009

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2008	January	5,075	-1.9	7,761	11,764	13,174	58.9	374,449	5.9	390,473
	February	6,015	-11.2	6,577	11,478	12,014	54.7	382,048	3.6	377,477
	March	6,631	-22.2	6,800	13,643	13,116	51.8	380,338	4.1	376,450
	April	8,762	-7.3	6,864	18,691	14,065	48.8	398,687	5.2	385,249
	May	9,411	-15.3	7,033	18,715	14,109	49.8	398,148	4.0	387,286
	June	8,596	-17.7	7,000	16,068	14,322	48.9	395,918	3.7	388,460
	July	7,809	-12.4	6,816	14,841	14,505	47.0	371,410	1.5	383,088
	August	6,317	-21.6	6,568	11,992	13,464	48.8	364,880	0.8	383,072
	September	6,407	-6.7	6,727	16,305	14,080	47.8	368,945	-2.9	372,155
	October	5,149	-35.0	5,157	14,532	13,890	37.1	353,018	-10.5	355,217
	November	3,640	-50.1	4,577	9,925	13,491	33.9	368,582	-6.3	373,768
	December	2,575	-44.6	4,507	5,215	12,939	34.8	361,284	-8.5	374,781
2009	January	2,670	-47.4	4,314	10,360	11,878	36.3	343,632	-8.2	362,625
	February	4,116	-31.6	5,009	10,360	11,964	41.9	361,361	-5.4	361,603
	March	6,171	-6.9	5,841	13,357	11,877	49.2	362,050	-4.8	365,490
	April	8,107	-7.5	6,556	12,995	10,744	61.0	385,641	-3.3	376,763
	May	9,589	1.9	7,239	13,686	11,038	65.6	395,609	-0.6	383,605
	June	10,951	27.4	8,129	13,357	11,528	70.5	403,918	2.0	386,666
	July	9,967	27.6	8,057	12,174	11,593	69.5	395,414	6.5	401,863
	August									
	September									
	October									
	November									
	December									
	Q2 2008	26,769	-13.7		53,474			397,608	4.3	
	Q2 2009	28,647	7.0		40,038			395,964	-0.4	
	YTD 2008	52,299	-13.4		105,200			387,470	3.9	
	YTD 2009	51,571	-1.4		86,289			386,329	-0.3	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Oshawa
July 2009

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2008	January	554	-4.6	838	1,558	1,508	55.6	243,652	-8.2	251,133
	February	770	-2.7	830	1,450	1,475	56.3	271,408	3.2	271,989
	March	824	-15.0	730	1,693	1,518	48.1	275,656	4.0	274,821
	April	989	-8.7	789	2,111	1,666	47.4	275,751	18.7	274,252
	May	1,051	-11.8	768	2,049	1,522	50.5	282,717	2.5	275,331
	June	966	-13.0	741	1,818	1,611	46.0	283,059	4.3	275,213
	July	892	-6.9	778	1,592	1,616	48.1	275,088	2.8	272,118
	August	746	-15.6	726	1,423	1,461	49.7	270,802	2.0	271,546
	September	755	4.7	784	1,720	1,578	49.7	268,291	-1.1	268,464
	October	576	-29.0	631	1,481	1,505	41.9	264,936	-3.2	265,857
	November	409	-41.1	509	1,075	1,455	35.0	268,902	-1.3	270,515
	December	265	-37.4	531	604	1,694	31.3	262,710	-3.9	270,414
2009	January	350	-36.8	528	1,348	1,295	40.8	257,095	5.5	265,376
	February	506	-34.3	545	1,212	1,238	44.0	263,838	-2.8	264,511
	March	694	-15.8	619	779	706	87.6	263,970	-4.2	263,274
	April	843	-14.8	674	779	616	109.5	269,596	-2.2	268,245
	May	1,026	-2.4	747	1,546	1,145	65.2	278,592	-1.5	271,122
	June	1,115	15.4	852	1,468	1,300	65.5	281,765	-0.5	273,917
	July	1,033	15.8	894	1,313	1,322	67.6	285,247	3.7	281,828
	August									
	September									
	October									
	November									
	December									
	Q2 2008	3,006	-11.2		5,978			280,535	7.7	
	Q2 2009	2,984	-0.7		3,793			277,236	-1.2	
	YTD 2008	6,046	-9.5		12,271			274,525	4.4	
	YTD 2009	5,567	-7.9		8,445			274,585	0.0	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators Toronto CMA
July 2009

		Inteterest Rates			NHPI, Total, Toronto CMA 1997=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2008	January	725	7.35	7.39	144.9	110.7	2,894	6.6	69.0	828
	February	718	7.25	7.29	145.3	111.3	2,905	6.5	69.0	830
	March	712	7.15	7.19	145.7	111.5	2,920	6.5	69.2	824
	April	700	6.95	6.99	145.8	112.2	2,932	6.5	69.4	823
	May	679	6.15	6.65	145.7	113.3	2,941	6.6	69.6	828
	June	710	6.95	7.15	146.2	113.8	2,934	6.8	69.4	839
	July	710	6.95	7.15	146.3	114.9	2,920	7.0	69.1	843
	August	691	6.65	6.85	146.5	114.7	2,904	7.0	68.6	848
	September	691	6.65	6.85	146.4	114.9	2,913	6.9	68.6	856
	October	713	6.35	7.20	146.4	113.7	2,925	6.9	68.7	863
	November	713	6.35	7.20	146.4	113.5	2,928	7.1	68.7	866
	December	685	5.60	6.75	146.4	113.0	2,926	7.3	68.7	855
2009	January	627	5.00	5.79	146.5	112.5	2,919	7.8	68.8	854
	February	627	5.00	5.79	146.4	113.2	2,912	8.3	68.9	850
	March	613	4.50	5.55	145.9	113.8	2,906	8.8	69.0	850
	April	596	3.90	5.25	145.0	113.1	2,907	8.9	69.0	850
	May	596	3.90	5.25	144.6	113.9	2,899	9.1	68.8	850
	June	631	3.75	5.85	144.6	114.0	2,878	9.6	68.6	856
	July	631	3.75	5.85		113.6	2,861	10.0	68.4	856
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA
July 2009

		Inteterest Rates			NHPI, Total, Toronto CMA 1997=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2008	January	725	7.35	7.39	144.9	110.7	184.7	5.7	68.7	862
	February	718	7.25	7.29	145.3	111.3	184.6	6.4	69.0	858
	March	712	7.15	7.19	145.7	111.5	183.3	6.5	68.5	851
	April	700	6.95	6.99	145.8	112.2	182.0	7.7	68.8	838
	May	679	6.15	6.65	145.7	113.3	182.8	7.9	69.1	833
	June	710	6.95	7.15	146.2	113.8	186.0	7.3	69.8	834
	July	710	6.95	7.15	146.3	114.9	188.2	6.6	69.9	837
	August	691	6.65	6.85	146.5	114.7	188.8	6.3	69.9	837
	September	691	6.65	6.85	146.4	114.9	188.4	6.9	70.0	842
	October	713	6.35	7.20	146.4	113.7	189.5	7.4	70.6	848
	November	713	6.35	7.20	146.4	113.5	188.1	7.8	70.4	849
	December	685	5.60	6.75	146.4	113.0	186.6	7.8	69.6	852
2009	January	627	5.00	5.79	146.5	112.5	183.5	8.0	68.6	848
	February	627	5.00	5.79	146.4	113.2	181.2	8.2	67.7	851
	March	613	4.50	5.55	145.9	113.8	179.1	8.3	66.9	853
	April	596	3.90	5.25	145.0	113.1	178.4	7.7	66.2	861
	May	596	3.90	5.25	144.6	113.9	178.2	7.9	66.1	869
	June	631	3.75	5.85	144.6	114.0	178.0	8.7	66.5	865
	July	631	3.75	5.85		113.6	178.4	9.7	67.2	868
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $ 100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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